



**PLANNING
BOARD**

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**Proposed Amendments to the Grafton Zoning By-Law
2019 Annual Town Meeting
Article 5**

To see if the Town will vote to amend Section 5.2 entitled “Multi-Family Dwellings” of the Zoning By-Laws by adding ZBL Section 5.2.3 Affordability as follows:

5.2.3 Affordability: For projects greater than eight residential units, projects must include affordable housing units as specified below:

5.2.3.1 Ownership Units. For all Projects containing Homeownership Units, not less than twenty percent (20%) of the total housing units constructed in a Project shall be Affordable.

5.2.3.2 For all Projects containing Rental Units, not less than twenty five percent (25%) of total housing units in any building containing rental units shall be Affordable;

5.2.3.3 For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

5.2.3.4 Affordable Units shall comply with requirements of Massachusetts Executive Office of Housing and Economic Development requirements for counting towards the Town’s Subsidized Housing Inventory